

TY CAPEL ACCESS STATEMENT

Ty Capel is a 125 year old detached house on two storeys with easy walking access.

Approach is off the A4085 up a short gravelled drive through gates to a parking area to front and side of the house for 4 cars. Access to the front door (width 840mm) is via two shallow steps off the level drive.

The ground floor is level throughout with doorways of width approximately 760mm. Walls are painted in pale colours and the doors are wood stained

All sockets are at a skirting height except in the kitchen where they are at work top height. Light switches are at approx 1350mm throughout, except in the new areas where they conform to the latest regulations. The tv/video/dvd have remote controls. Lighting levels are good throughout with auxiliary lights in reception rooms and bedrooms.

The galley style kitchen has a clear width of 800mm with a door to the dining room and an open doorway to the breakfast room. Worktop heights are 900mm.

Access upstairs is via a 760mm wide relatively steep straight staircase with substantial handrails on both sides. In the bedrooms access around the beds is restricted

The upstairs bathroom is roomy with bath and washbasin. The downstairs shower room has a large shower tray with sliding screen and washbasin. The two toilets (upstairs and downstairs) are small with restricted access.

Access to the garden is one step down through double doors or the back door, to the sitting out area with paved paths around.

The house has central heating throughout which is remotely controlled. There are also two woodburning stoves. We have a payphone telephone number 01766 890267 as the mobile signal is poor in the village. The house has wifi with a strong signal as there is now fibre to the village.

January 2020